

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
November 16, 2022
4:00 PM

A. CALL TO ORDER

Ms. Barbara Null called the Development Review Committee (DRC) meeting to order at approximately 4:20 p.m.

B. ROLL CALL

Present:

Barbara Null, Chair
Frank Polster
Stephen Rodgers

Staff in Attendance:

Josh Crump, Principal Planner
John Risinger, Senior Planner
Jose Ribeiro, Senior Planner II/Landscape Planner
Andrea Case, Community Development Assistant

C. MINUTES

1. August 24, 2022 Meeting Minutes

Mr. Rodgers made a motion to Approve the DRC meeting minutes from August 24, 2022.

On a voice vote, the Motion passed 3-0.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-22-0070. Monticello Avenue Shops Conceptual Plan

Mr. John Risinger, Senior Planner, stated that Mr. Tim Trant, Kaufman & Canoles, P.C., has submitted a conceptual plan on behalf of Verdad Real Estate, Inc. for a proposed commercial development located at 4744 Old News Road and 3897 and 3905 Ironbound Road. Mr. Risinger stated that the parcels are currently zoned R-8, Rural Residential, designated Neighborhood Commercial on the 2045 Comprehensive Plan Land Use Map, inside the Primary Service Area, with a total size of \pm 2.75 acres. Mr. Risinger stated that the proposal seeks to rezone the property to B-1, General Business, to allow the development of three 4,000-square-foot buildings to be used for office and retail uses. Mr. Risinger stated that the 12,000 square feet of total building area corresponds to a Floor Area Ratio (FAR) of 0.1.

Mr. Risinger noted that this area is designated Neighborhood Commercial on the 2045

Comprehensive Plan Land Use Map. Mr. Risinger further stated that the 2045 Comprehensive Plan recommends neighborhood scale commercial, professional, and office uses for Neighborhood Commercial areas with a maximum recommended FAR is 0.2.

Mr. Risinger stated that the applicant has placed on the item on the Agenda to discuss the project and seek input and questions from the Committee. Mr. Risinger stated that no action by the DRC is required.

Mr. Trant, Kaufman & Canoles, P.C., representing the applicant, noted that this proposal seeks to incorporate the positive aspects of the 2019 application such as landscaping and buffering but improve on the traffic impacts with a different mix of uses. Mr. Trant further noted that the applicant fully intends to provide assurances through proffers and Special Use Permit conditions for mitigation of traffic impacts.

Mr. Rodgers expressed concern over what appeared to be vehicular access from Ironbound Road.

The applicant team clarified that what is shown on the conceptual rendering are sidewalks to provide connectivity from the adjacent neighborhoods.

Mr. Rodgers inquired about buffering and landscape treatments.

The Committee and the applicant team discussed the site layout, landscaping, and buffering. The Committee noted that there should be some harmony with the existing shopping center to preserve the viewshed. It was noted that reductions in the depth of the buffer is being requested due to the amount of Virginia Department of Transportation right-of-way on the parcels. It was further noted that the buffer would contain the same number of plantings in a smaller footprint.

Mr. Polster inquired about stormwater treatment for the additional impervious cover.

Mr. Jason Grimes, AES Consulting Engineers, stated that the existing pipe under Monticello Avenue was designed to account for all of the existing and future development. Mr. Grimes stated that some small areas of treatment; however, the intent is not to have a stormwater retention pond on the site.

Mr. Polster made a recommendation that the applicant conduct expanded outreach to the adjoining neighborhood to ensure that the residents' concerns were addressed.

Mr. Polster commented that public response to the project will depend on the traffic mitigation and the proposed uses that bring a value to the area that do not already exist or fill in the currently vacant storefronts.

The applicant team confirmed that they would conduct robust public outreach. The applicant assured the Committee that the Planning Commission members would be made aware of public meetings so they could attend if so desired.

Ms. Null thanked everyone for attending the meeting.

F. ADJOURNMENT

Mr. Rodgers made a motion to Adjourn the meeting.

Ms. Null adjourned the meeting at 4:50 p.m. after a unanimous voice vote of 3-0.


Ms. Barbara Null, Chair


Mr. Paul D. Holt, III, Secretary